Marine Trades Cleanup & Redevelopment

Port Commission Update

February 18, 2021
Marine Trades Cleanup & Redevelopment

- Project Background & Context
- Project Goals & Status
- Marine Trades Stakeholder Engagement & Workshop
- Process & Next Steps
Marine Trades Area
Whatcom Waterway Phase 2 Work Area
Project Goals

Complete environmental cleanups at the Whatcom Waterway, Central Waterfront and I&J Waterway sites.
Project Goals

Protect and enhance Whatcom County Marine Trades business & employers
Project Goals

Pursue habitat restoration and enhancement opportunities in the project area
Project Goals

Support public access and park improvements in alignment with City partnership
Project Status

• Port Staff evaluation of ASB potential landuse and cleanup options
• Commission direction to evaluate feasibility of revised ASB cleanup
• Preliminary Engineering Evaluation
  • Significant project cost savings
  • Flexible landuse opportunities
• Stakeholder engagement
• Pre Remedial Design Investigation
Anticipated Phase 2 Approach
**Reconfiguration of CDF**

**Current Approach:** Places CDF in ASB Below Basin (24-acres)

**Recommended Approach:** Places CDF in Smaller Nearshore Location (12 to 14 Acres)
Conceptual View at Completion
Marine Trades Stakeholder Engagement

• Survey and individual interviews with ~ 30 Whatcom County Marine Trades Businesses
• Marine Trades Workshop
• Follow-up Survey & Feedback
• Ongoing Engagement
Marine Trades Interviews - Findings

- Bellingham has a limited supply of waterfront industrial land
- Support for marine trades is strong
- Multi-use facility is preferred to accommodate multiple firms
- Design should be flexible to accommodate changing market conditions and opportunities
- Developing waterfront property is challenging
  - Permits, competition with non-industrial uses
# Marine Trades Land Use Workshop

**November 5, 2020**

**20 Participating Individuals**

<table>
<thead>
<tr>
<th>Workshop Participants</th>
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<tbody>
<tr>
<td>Port of Bellingham</td>
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<td>NTG Fabrication</td>
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<td>Bornstein Seafood Inc.</td>
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<td>Drayton Harbor Oyster Co.</td>
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<td>Marina Advisory Committee</td>
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<td>Seaview Boatyard</td>
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<td>Working Waterfront Coalition</td>
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<tr>
<td>All American Marine</td>
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<tr>
<td>Bellingham Marine</td>
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<tr>
<td>BTC – Fisheries &amp; Aquaculture Sciences</td>
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<tr>
<td>Aquacare Environment Inc.</td>
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<td>San Juan Cruises</td>
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<td>City of Bellingham</td>
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Aquaculture
- Unique opportunity for aquaculture/hatcheries
- Growth potential with macroalgae
- Education components/training with BTC
- Water Quality Considerations

Boat/Ship Repair or Manufacturing
- Important to properly analyze demand
- Job creation
- Support existing trades vs. outside competitors

Commercial Fisheries
- Harbors are well managed
- Fleet is consolidating
- Need a bigger lift to handle larger boats
- Desire for drive down float
- Opportunity for a site that allows multiple different uses

Industrial/Other
- Identify synergies
- Opportunity to bring industry together on a bigger site
- Consider building an industrial park for businesses with capital changes
“The resulting harbor, docks, pier facing, upland storage, and associated infrastructure is envisioned as forming the nucleus for a maritime super-cluster extending from the I&J Waterway to Whatcom Waterway that would sustain existing businesses, attract new ones, and possibly relocate some commercial moorage and amenities out of Squalicum Harbor, over the longer term.”

--- George Dyson, Board of Director, Government Relations Committee
Project Timeline/Milestones

**Land Use Planning**
- Update Comprehensive Scheme of Harbor Improvements

**Clean Up**
- Consent Decree Amendment
- Submit permit applications
- Complete 30% Design
- Begin Construction

**Outreach**
- Public engagement during Comp. Scheme and CD Amendment
- Stakeholder engagement during design and permitting
- Stakeholder input to support land use planning
- Ongoing Port Commission updates

<table>
<thead>
<tr>
<th>Year</th>
<th>Event</th>
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<tbody>
<tr>
<td>2021</td>
<td>Ongoing Port Commission updates</td>
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<tr>
<td>2022</td>
<td>Stakeholder input to support land use planning</td>
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<td>2023</td>
<td>Complete 30% Design</td>
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<td>2024</td>
<td>Submit permit applications</td>
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<td>2025</td>
<td>Begin Construction</td>
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Analysis of opportunities and constraints for the Marine Trades Area: Ongoing